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# Longstaff<sup>COM</sup>

SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



90 Seas End Road, Surfleet PE11 4DQ

**£399,995 Freehold**

- Completely Refurbished/Modernised
- 4 Bedrooms, En-Suite
- Open Plan Kitchen/Dining/Living Area
- Oil Central Heating
- Viewing Highly Recommended

Recently renovated/refurbished to a very high standard this 4 bedroom family home is situated in a popular location in Surfleet. The accommodation comprises OPEN PLAN KITCHEN/DINING/LIVING AREA but also has 2 separate reception rooms, study, utility and cloakroom; 4 bedrooms (en-suite to the master) and family bathroom. Ample off-road parking to the front, rear garden.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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**ACCOMMODATION**

Open porch with LED lighting and through an obscured composite door with matching UPVC obscured double panels to both sides leading into:

**ENTRANCE HALLWAY**

6' 5" x 15' 8" (1.98m x 4.78m) Skimmed ceiling, inset LED lighting, radiator, tiled flooring, understairs storage area, solid oak door into:

**LOUNGE**

11' 10" x 16' 9" (3.61m x 5.11m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, fitted oak laminate flooring, double radiator, TV point, telephone point, brick fireplace with wooden mantle, tiled hearth and open grate.

From the Entrance Hallway solid oak door into:



#### **OPEN PLAN KITCHEN/DINING/LIVING AREA**

13' 10" x 32' 9" (4.23m x 10m) UPVC double glazed window to both side elevations, UPVC double glazed bi-fold doors to the rear elevation, skimmed ceiling, inset LED lighting, 3 lights over breakfast bar, tiled flooring, 3 graphite radiators, fitted with a wide range of base, eye level and drawer units with central island, work surfaces over, inset sink with mixer tap, splashbacks, integrated dishwasher, space for American fridge freezer, integrated Induction hob with splashbacks, canopy extractor hood over, integrated 2 double fan assisted electric ovens, smoke alarm, solid oak door leading into:

#### **UTILITY ROOM**

8' 5" x 14' 0" (2.59m x 4.27m) UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, extractor fan, tiled flooring, double radiator, base units with worktops over, tall boy unit, work surface over, integrated washing machine, water softener fitted into unit, integrated fridge, solid oak door into:

#### **CLOAKROOM**

4' 11" x 5' 0" (1.5m x 1.53m) Skimmed ceiling, inset LED lighting, extractor fan, tiled flooring, part tiled walls, fitted with a two piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit, stainless steel heated towel rail.

From the Utility a solid oak door leads into:

#### **STUDY**

5' 4" x 7' 8" (1.64m x 2.36m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, electric consumer unit board, tiled flooring.

From the Open Plan Kitchen/Dining/Living a solid oak door leads into:

#### **RECEPTION ROOM 2**

11' 9" x 13' 11" (3.6m x 4.26m) UPVC double glazed French doors to the rear elevation, skimmed ceiling, centre light point, double radiator, tiled flooring.

From the Entrance Hallway the staircase rises to:

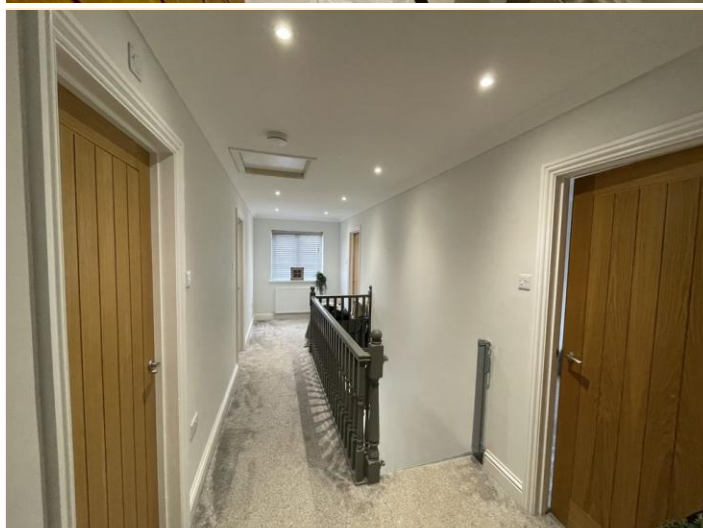
#### **FIRST FLOOR GALLERIED LANDING**

6' 7" x 22' 0" (2.03m x 6.72m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, inset LED lighting, access to loft space, smoke alarm, radiator, solid oak door off to cupboard housing hot water cylinder with slatted shelving.

#### **MASTER BEDROOM**

13' 10" x 18' 4" (4.23m x 5.59m) at the widest point. UPVC double glazed window to the rear and side elevations, radiator, 2 fitted drawer units, shelving with inset LED lighting, skimmed and coved ceiling, inset LED lighting, centre light point, door into:





#### EN-SUITE

6' 10" x 9' 1" (2.09m x 2.77m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, extractor fan, tiled flooring, graphite heated towel rail, tiled walls, fitted with a four piece suite comprising low level WC, 'his and hers' wash hand basins with mixer taps fitted into vanity units, walk-in shower enclosure with screen and fitted thermostatic shower with rainfall shower head and further attachment tap.

#### BEDROOM 2

11' 10" x 12' 7" (3.62m x 3.86m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator.

#### BEDROOM 3

11' 11" x 11' 10" (3.65m x 3.61m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator.

#### BEDROOM 4

9' 1" x 12' 0" (2.78m x 3.68m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator.

#### FAMILY BATHROOM

7' 6" x 9' 2" (2.30m x 2.80m) UPVC obscured double glazed window to the side elevation, skimmed ceiling, inset LED lighting, extractor fan, part tiled walls, tiled floor, stainless steel heated towel rail, fitted with a four piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit, oval corner bath with fitted mixer tap, fully tiled shower enclosure with rainfall shower head and further attachment tap.

#### EXTERIOR

Graphite gravelled driveway providing multiple off-road parking for vehicles, fencing to both side elevations. Wooden side access gate leading into:

#### REAR GARDEN

Extensive flagstone slate effect patio area, extensive lighting, seating area, the main garden is to the side of the property and is laid to lawn with fenced boundaries.



## DIRECTIONS

From Spalding proceed in a northerly direction along the A16 Boston Road, continuing for 4 miles to Surfleet. After passing Spalding Golf Course (on the right hand side) take the next right hand turning signposted Surfleet Seas End into Seas End Road. Continue along this road and the property can be located on the left hand side.

## AMENITIES

Surfleet is a thriving village with a range of amenities including primary school, public houses, Church, general stores, fish and chip shop along with fishing and boating opportunities with the River Glen and the neighbouring Spalding Golf Course. The market town of Spalding is 4 miles to the south offering a range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough is 21 miles to the south of the property offering a fast train link with London's Kings Cross minimum journey time 46 minutes.











# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist

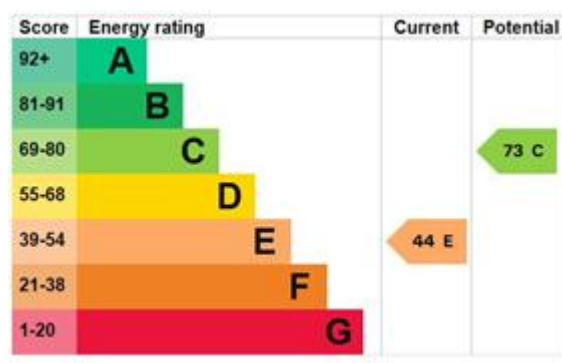


## FLOOR PLAN



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## EPC



**TENURE** Freehold

**SERVICES** Mains water, electricity and drainage.  
Oil central heating.

**COUNCIL TAX BAND** E

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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**Ref:** S11720

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

**ADDRESS**

R. Longstaff & Co LLP.

5 New Road

Spalding

Lincolnshire

PE11 1BS